

**Kinton Grange #562
19015 SW Scholls Ferry Rd
Beaverton. Oregon 97007**

Long-term Rental Agreement

Rental dates: _____ Time From: _____ To: _____

Activity: _____

Two times a year, during the Brookhaven bazaar, renter will need to find an alternate dance location for both their regular dances and lessons.

Fees: _____

If dances are cancelled due to weather related issues, no fee is due. If dance is cancelled for other reasons, the Kinton Grange rental coordinator must be notified 2 months prior to the cancelled dance date, or a fee is due.

These rental fees are based on agreement that:

1. The club members must participate in at least 1 community service project held by the Kinton Grange. Community service projects may consist of the following – helping to clean the Kinton Grange, performing some kind of maintenance on the Kinton Grange to keep it operating, or helping with a charity event held by the Kinton Grange.
2. The club members must participate in 1 fund raiser for the Kinton Grange (to raise money for operation of the Grange).

Duration: The effective dates of this contract are as follows:

From: _____ To: _____

As renters of the Kinton Grange, we agree with the rules on this and any attached pages of rules.

Treatment of hardwood floors upstairs

- No food or drink will be allowed in the upstairs hall on hardwood floors, including anything in a container.
- No candles are to be used upstairs on wood floor area.
- Shoes worn on dance floor must be suitable for wooden floors: no clogs, cleats, or shoes that make black marks, no wet shoes, or anything that will get the floor wet
- Do **NOT** use ladders outside. They are for the wood floor upstairs **ONLY**. They have pads on the bottom of the legs to protect the wood floor. If pads are damaged do not use the ladders.
- Folding chairs or tables used must be checked to ensure there are caps on the legs, to avoid making marks on the wooden floor.
(All folding chairs removed from the closet must be put back into the closet in the same orderly manner.)
- Do not put any type of metal on the hardwood floors without water proof protection between the metal and the floor.
- Do not put any sharp objects on the floor.

Food, drink & smoking

- Again - No food or drink will be allowed in the upstairs hall on hardwood floors, including anything in a container.
- No Alcohol what-so-ever will be allowed on the premises.
- No smoking in the hall. If smoking outside, all cigarettes will be put into a container outside--not on the ground.
- No gum is allowed on the premises, even outside, as it has been tracked into the building when left on the ground.

Signage, decorations, etc.

- No connecting of any kind to lights and/or fixtures.
- No nails, screws, staples, tape, etc. are to be used on the interior or exterior of the building, including the walls, furniture or floor.
- Push pins may be used on upper hall walls only and removed from walls after use.
- Push pins are **NOT** allowed in Foyer area and stair area going to the basement, and/or the area in basement by the lift access and handicap restroom area. These areas have new sheet rock. Only TAC 'N Stik may be used in these areas.

Other

- No running in the hall (upstairs or downstairs)
- All paper supplies other than toilet paper and paper towels are the responsibility of the renter.
- No standing or walking on chair and bench cushions.
- No jumping from or onto the stage.
- User shall limit amplified music and/or noise to a level at which an average conversation at three feet can be conducted away from the Grange dance floor -- approximately equivalent to 65dB spl. Under no circumstances should any music or noise be audible from the road.
- Any furniture moved will be returned to its original place. Downstairs tables and benches will be returned to their exact places, unless otherwise requested.
- Do not sit on tables.
- Do not take any of the wooden chairs out of the building.

Cleanup

- The hall will be returned to its pre-rental condition
- The wood floors will be swept with a dust mop (DO NOT use water or any other liquid on the wood floors). The wood floor has a special surface for dancing, and is not protected by varnish. When even small amounts of liquid are used to clean a spot, the wax and therefore the slipperiness of the surface are affected. This can result in serious joint injury to a fast-moving dancer who finds a sudden resistance in the surface.
- All other floors will be swept and wet-mopped if needed.
- All garbage must be collected and put in garbage cans at the rear of the grange, including garbage from restrooms.
- Yard area must be cleaned up by renter to remove any paper or debris accumulated as a result of your gathering.

Leaving the Grange

- Make sure both the back and front doors are locked. After locking the front door, try turning the handle to verify it will not open.
- Turn the thermostat down to 55 degrees. Do not change the downstairs thermostat on the kitchen wall from "Auto", or it will blow hot air.
- Turn off all lights. This will put all of the switches in the down position. Make sure the dimmer switches on the stage are all the way down.

Accessibility

The Kinton Grange is committed to providing accessibility to the Hall for all members of our community. Towards this end, the Hall includes a powered lift which provides stair free access to the main upper and lower areas. Any renter who uses the Hall for a function that is open to the public must comply with the following:

- During any time that the hall is open to the public, the lift must be powered on and enabled via the switch at the main entrance to the building, if any persons in attendance are in need of the lift.
- All entrances to the lift, interior and exterior, must be unobstructed or easily unobstructed upon need so that a person using a wheelchair can easily reach the entrance, and enter or exit the lift.
- Pathways at least 3 feet wide must be maintained from the interior lift entrances to the main rooms on each floor and to the accessible downstairs restroom.

Liability:

If the use of the Kinton Grange Hall by the _____ results in damage to the Hall or any of the contents furnished by the Kinton Grange, the group shall be liable to the Kinton Grange for the amount of repair to said damage or replacement of damaged items.

Signatures:

Club member representative: _____

Date: _____

Phone: _____ Email: _____

Address: _____

Club member representative: _____

Date: _____

Phone: _____ Email: _____

Address: _____

Kinton Grange Rental Coordinator: _____

Date: _____

Contacts:

Loretta Flint, Rental Coordinator -- 503-628-1229

Joe Peter, Grange Master – 971-235-3367

Tom or Diana Gray, Alternate Contact – 503-640-2923

Updated: 03/13/2017